

From the desk of Amy Ho

FOR SALE: 11.256 ACRES of PRIME INDUSTRIAL LAND @ JALAN GOH HOCK HUAT, KLANG

Land Size : 11.256 Acres
Price : MARKET PRICE
Tenure : Freehold

This expansive 11.256-acre freehold parcel, previously occupied by Shum Yip Leong Rubber Works, is primed for industrial development. Strategically located in the industrious region of Klang, the land features a flat terrain and shares borders with Sungai Klang and the main road, Jalan Goh Hock Huat, making it highly accessible and visible for various industrial activities.

Key Location Advantages:

Proximity to Transport Links: Only 2.2 km from the upcoming Kampung Jawa LRT station, providing excellent connectivity.

Educational Institutions : Just 400 meters from Sri KDU International School, offering convenience for expatriates and staff members.

Community Access : 450 meters from Berkeley Uptown, a bustling commercial and residential hub.

Port Accessibility : Located 11 km from Port Klang and 13 km from North Port, making it highly suitable for port-reliant businesses.

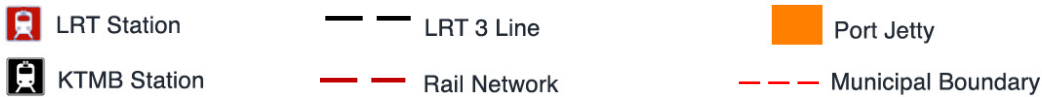
Logistical Efficiency : 24 km from the Port Klang Cruise Terminal and 28 km from West Port, enhancing logistics and connectivity for distribution channels.

With its well-developed infrastructure and strategic positioning, this property presents a significant opportunity for developers to capitalize on its potential for industrial growth and expansion.

Contact [Amy Ho](#) @ +6012-332 1188 for more information!



TRANSPORTATION NETWORK

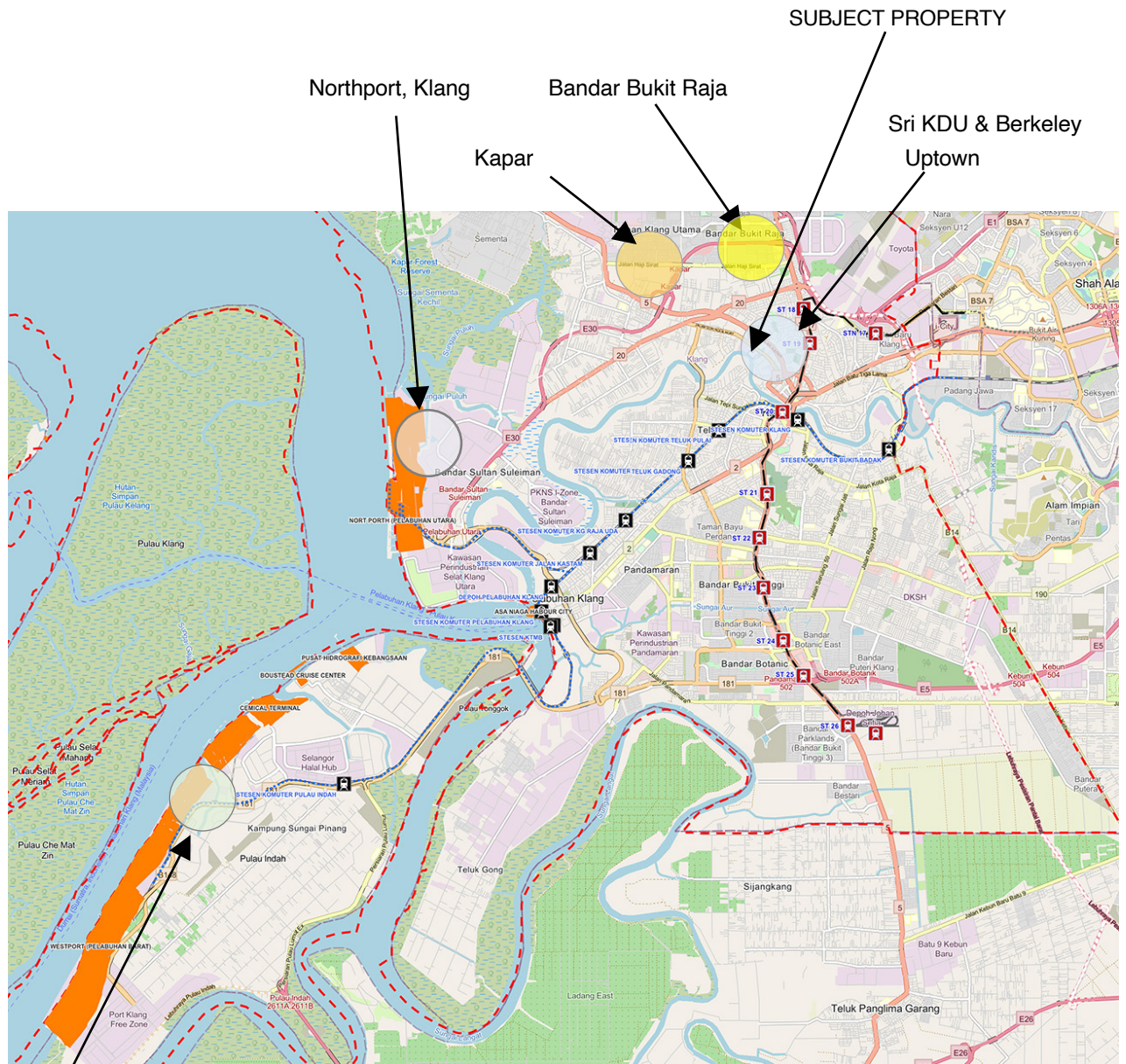


KEY HIGHLIGHTS

Proximity to Major Transportation Links:

- **ECRL/KTM Track:** The upcoming East Coast Rail Link (ECRL) offers exceptional connectivity, linking Klang to key economic hubs across the region.
- **West Coast Expressway (WCE):** Just minutes away, the WCE will significantly enhance accessibility, providing a direct route from the Klang Valley to various parts of the west coast of Peninsular Malaysia.

HISTORICAL TRANSACTIONS WITHIN THE VICINITY





Westport, Klang

LOCATION	TENURE	MEDIAN PRICE TRANSACTED	COLOUR TAG
Jalan Goh Hock Huat	FREEHOLD	MYR 175	
NORTHPORT-Bandar Sultan Suleiman Industrial Park	LEASEHOLD	MYR 74	
WESTPORT – Pulau Indah Industrial Park	LEASEHOLD	MYR 80	
KAPAR Hi-Tech Industrial Park	FREEHOLD	MYR 137.50	
BUKIT RAJA Prime Industrial Park	FREEHOLD	MYR 228	

Subject Property

NEIGHBORING DEVELOPMENT



-  INDUSTRIAL ZONE
-  COMMERCIAL ZONE

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Sri KDU International School



Berkeley Uptown

Subject Property – 400m – 500m from Berkeley Uptown

